



April 28, 2009

Mr. Peter Lowenstein
Current Planning- Planning & Development
City of Las Vegas
731 Fourth Street
Las Vegas, NV 89101

Subject: Las Vegas Tech Park II by C2 Lofts
Special Use Permit

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APR 28 2009

Dear Mr. Lowenstein:

On behalf of the applicant, C2 Lofts, we respectfully request review and approval of the attached application for Special Use Permit. We received a special use permit (9436) approval (enclosed) for this project in the past, but it has since expired. The SUP submittal is being submitted in conjunction with a request for extension of time for Site Development Plan (21608), for the subject site, located within the Las Vegas Tech Center, fronting of Buffalo Drive and bordered by Trinity Peak Avenue, Fire Mesa Street and Peak Drive. Consisting of approximately 21.2 acres within Ward 4, this portion of the Tech Center is zoned C-PB with a land use designation of LI/R for which the applicant is proposing a mixed-use development of commercial and multi-family.

Six main buildings are comprised of 436 residential units and approximately 57,772 square feet of commercial space and a seventh building is an ancillary 26,217 square foot fitness and recreation center for the residents. The commercial elements are provided on the first "occupy-able" floors of two buildings that front Buffalo Drive, the project's main entry.

The commercial uses, while not specifically defined at this point in the design process, are planned to be uses that are compatible with the new urban design concept and low-maintenance lifestyle planned as central theme for the residences. Should additional applications be required for specific uses, it is the applicant's intent to make application for a specific use as soon as it is identified.

Mixed use will serve as an appropriate buffer between the more intense commercial uses planned in the Tech Center and the adjacent residential homes. This type of housing coupled with commercial uses will be attractive to the employment bases of the Tech Center, thus creating the possibility for less traffic at peak hours and encouraging pedestrian-oriented retail and service opportunities.

While the site generally conforms to the mixed use standards for a C-PB-zoned project set forth in Title 19, several unique design and site conditions require special consideration, and we therefore request the following waiver:

Request: To allow a portion of the commercial elements to front along the interior drive plaza and the site's exterior.

Code Standard 19.04.040.C3.a: "The non-residential use shall be located at the ground level fronting the primary right-of-way, and the primary entryway to that use shall be directly from and oriented to a street..."

Justification: While the site is designed to conform to this standard in spirit, existing physical conditions and the preferred site design, orient the commercial uses in a slightly different manner. The commercial uses are located in the two buildings that face Buffalo Drive, where the main project entrance is located. An existing easement requires the buildings to be set back from the property line further than in a typical commercial development. In this increased setback area surface parking and a two-way drive aisle are provided. While in the front portion of these buildings, some commercial entrances are planned to be located on the side of these buildings. These entrances will have directly adjacent parking and will not negatively impact the residential element of the site. The residences are located on the upper floors of these two buildings or on another area of the site. The intent of the project is not to create a "strip mall" next to a condominium development, but to create a fully integrated and usable mixed-use neighborhood.

Further details relating to this unique project are depicted on the accompanying plans. This project has received the necessary Tech Center Architectural Review Committee approval. We look forward to presenting this item at the June 11, 2009, Planning Commission meeting. Please contact our office if you have any question or comments during your review.

Sincerely,



Douglas L. Crook

cc: J. Christopher Stuhmer

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